

Previous S.16 Application covering the Application Site

Approved Application

Application No.	Uses/Development	Date of Consideration
A/HSK/299	Proposed Filling of Land for 33 Permitted Houses (New Territories Exempted Houses – Small Houses)	14.5.2021

**Similar S.16 Applications within the subject “Village Type Development” Zone
on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years**

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/HSK/354	Proposed Temporary Public Vehicle Park (excluding container vehicles) for a Period of 5 Years	18.2.2022 (Revoked on 18.11.2024)
A/HSK/513	Proposed Temporary Public Vehicle Park (Taxis and Private Cars) with Ancillary Electric Vehicle Charging Facility for a Period of 3 Years	19.7.2024

Government Departments' General Comments

1. Traffic

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

No objection to the application from highway maintenance point of view.

2. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no in-principle objection to the application from drainage point of view; and
- should the application be approved, conditions should be stipulated requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to his satisfaction.

3. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

No objection to the application.

4. Environment

Comments of the Director of Environmental Protection:

- no objection to the application; and
- there was no environmental complaint pertaining to the application site (the Site) received in the past three years.

5. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to the fire service installations (FSIs) and water supplies for firefighting being provided on the Site; and
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is required to submit relevant layout plans incorporated with the revised FSIs to his department for approval.

6. District Officer's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department:

- no comment from departmental point of view; and

- his office has not received any comment from the locals on the application.

7. Other Departments' Comments

The following government departments have no objection to/no adverse comment on the application:

- Chief Engineer/Construction, Water Supplies Department;
- Commissioner of Police; and
- Project Manager (West), Civil Engineering and Development Department.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) shall apply to his office for Short Term Waivers (STWs) to permit the structures erected within the said private lots. The application for STWs will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STWs, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered;
- (c) to note the comments of the Commissioner for Transport that:
- sufficient manoeuvring spaces shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - the applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- the vehicular access from Tin Ha Road to the Site is not currently maintained by HyD and HyD will not take up the maintenance responsibility of the access; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- The applicant/owner should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant/owner should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. There is no details on site layout, site cross section and the information/condition of existing water course/drainage facilities provided in the application. As such, only preliminary comments are provided. It is assumed that the existing water course and drainage facilities remain unchanged and should not be affected/ altered/modified. Any earth filling of the watercourse, drainage diversion works or modification works is not allowed unless a drainage proposal is submitted and accepted. Please remind the applicant/owner that their drainage facilities shall be properly designed, constructed and maintained in good condition without causing adverse drainage impact to the adjacent area at all times, and the applicant/owner is required to rectify/modify the drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the application. The applicant/owner shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the drainage systems caused by their application; and

- The cost and work of drainage as well as future maintenance responsibility shall be borne by the applicant;
- (f) to note the comments of the Director of Fire Services that:
- the layout plans should be drawn to scale and depicted with dimensions and the nature of occupancy;
 - the location of the proposed fire service installations to be installed should be clearly marked on the layout plans; and
 - if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans;
- (g) to note the comments of the Director of Environmental Protection that the applicant is advised:
- to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”; and
 - to meet the statutory requirements under relevant environmental legislation;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under the Regulation 19(3) of the B(P)R at building plan submission stage;
 - if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at building plan submission stage; and

- (i) to note the comments of the Commissioner of Police (C of P) that in view of public safety, the applicant must maintain the smooth traffic flow of the concerned location and provide sufficient safety precautions to avoid obstruction or danger caused to any person or vehicle on the road.

tpbpd/PLAND

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類別: Internet Email

A/HSK/627

Lots No. 2000F, No. 2000G, No. 2000H, No. 2000I, No. 2000J, No. 2000K, the remainder of Lot No. 2000, No. 2001E, No. 2001F, No. 2001G, No. 2001H, No. 2001I, No. 2001J, No. 2001K, the remainder of Lot No. 2001, No. 2002F, No. 2002G, No. 2002H, the remainder of Lot No. 2002, No. 2003E, No. 2003F, and No. 2003G. (part), No. 2003H, (part), No. 2003I, 2003K (part), No. 2003L (part), No. 2003M, Segment No. 2003N (partial), Segment No. 2003O, Segment No. 2003P, Remaining Seg(part), No. 2003 (part), No. 2032A (part), No. 2032B (part), No. 2032C(part), No. 2032D(part), No. 2032E(part), No. 2032F(part), No. 2032G(part), No. 2032(part), No. 2213A and o. 2033 in D.D. 124, Ha Tsuen

Site area: About 3,740sq m

Zoning: "VTD"

Applied use: 40 Public Vehicle Park

Dear TPB Members,

"The site has a total of 40 private car parking spaces, each measuring 5 meters x 2.5 meters.

So why such a large site? Note no layout plan is provided. The site was paved over long ago and appears to be used for parking heavy goods vehicles.

What is the relationship with adjacent parking approved under 513, 19 July 2024, conditions not fulfilled. that submitted by 'Treasure Target', this application is 'Bao Bao' that could also mean Treasure?

513 accommodates 35 vehicles on 1,550sq.m., it would appear that the intention is actually to continue to park larger vehicles. How many people live within walking distance?

No reference to EV charging, that should be mandatory for newly approved parking lots of a certain size.

Surely members should take an interest in the anomalies and question the rationale.

Mary Mulvihill